128.0	0001	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,131,100	/	1,131,100
USE VALUE:	1,131,100	/	1,131,100
ASSESSED:	1,131,100	/	1,131,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESIRIDIS EFTHIMIA/TRUSTEE
Owner 2:	EFTHIMIA PESIRIDIS TRUST
Owner 3:	
Street 1:	6 ELLISTON RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	PESIRIDIS THEODORE & EFTHIMIA -
Owner 2:	-
Street 1:	6 ELLISTON RD
Twn/City:	WESTON
St/Prov:	MA Cntry:
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3182 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4400.000	684,600	4,900	441,600	1,131,100
Total Card	0.101	684,600	4,900	441,600	1,131,100
Total Parcel	0.101	684,600	4,900	441,600	1,131,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.50 | /Parcel: 355.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82546
GIS Ref	
GIS Ref	
Insp Date	08/04/16

!9977!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	684,700	4900	4,400.	441,600	1,131,200	1,131,200	Year End Roll	12/18/2019
2019	104	FV	491,400	4900	4,400.	414,000	910,300	910,300	Year End Roll	1/3/2019
2018	104	FV	491,400	4900	4,400.	342,200	838,500	838,500	Year End Roll	12/20/2017
2017	104	FV	462,600	4900	4,400.	314,600	782,100	782,100	Year End Roll	1/3/2017
2016	104	FV	317,800	4900	4,400.	287,000	609,700	609,700	Year End	1/4/2016
2015	104	FV	283,000	4900	4,400.	281,500	569,400	569,400	Year End Roll	12/11/2014
2014	104	FV	283,000	4900	4,400.	261,600	549,500	549,500	Year End Roll	12/16/2013
2013	104	FV	294,500	4900	4,400.	249,000	548,400	548,400		12/13/2012

PRINT

Date	Time
12/11/20	00:21:05

LAST REV

Date	Time
09/21/16	14:49:15
danam	
9977	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESIRIDIS THEOD	1483-110		1/5/2016	Convenience	1	No	No		
ADAMS MARJORIE/	1487-148		3/2/2015	Change>Sale	750,000	No	No		MARJORIE ADAMS DOD 1/6/2013 BK 1424 PG 147 CE
ADAMS MARJORIE,	1424-147		10/16/2012	Convenience	1	No	No		MARJORIE ADAMS DOD 1/6/2013 BK 1424 PG 147 CE
LEVY GASTON	1169-195		4/11/1997		259,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	829	Heat App	12,000		7/1/2015			Install 1 HVAC sys
6/24/2015	791	Dormers	40,000		6/24/2015			kitchen reno, add
6/24/2015	790	Renovate	40,000					
3/24/2015	728	Manual	15,000					Remove basement co
12/8/2006	1066	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2016	Permit Visit	PT	Paul T
8/4/2016	Measured	PT	Paul T
6/29/2016	Sales Review	PT	Paul T
12/19/2008	Info At Door	372	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82546
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA: 0.10101 | Total SF/SM: 4400 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 441,602 | Spl Credit | Total: 441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98000705
Const Adj.:	0.98990101
Adj $ / SQ:	164.919
Other Features:	170616
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	767484
Depreciation:	82888
Depreciated Total:	684596

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

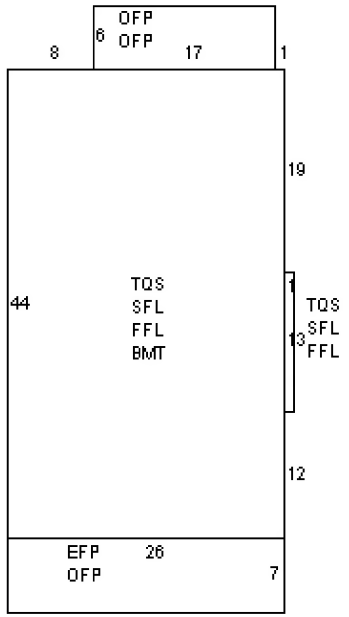
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.92
Special Features:	0	Val/Su Net:	139.89
Final Total:	684600	Val/Su SzAd	215.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,157	164.920	190,811
SFL	Second Floor	1,157	164.920	190,811
BMT	Basement	1,144	49.480	56,600
TQS	3/4 Story	868	164.920	143,108
OFP	Open Porch	386	20.560	7,938
EFP	Enclos Porch	182	41.760	7,600

Net Sketched Area:	4,894			Total:	596,868
Size Ad	3181.75	Gross Are	5183	FinArea	3182

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900